



Winchmore Hill Road, London

Offers In Excess Of £1,000,000

Havilands

the advantage of experience



- Four Bedroom Semi-Detached House
- Chain Free
- Garage & Driveway
- Walking Distance to Southgate Underground Station (Piccadilly)
- Within Catchment of Walker & Grange Park Primary Schools
- Within Catchment of Ashmole Academy
- En-Suite to Master Bedroom
- Downstairs Cloakroom
- Local Shops & Amenities inc. M&S & Southgate Leisure Centre Nearby
- 100ft Rear Garden

For more images of this property please visit havilands.co.uk



Havilands are pleased to offer For Sale on a CHAIN FREE basis, this FOUR BEDROOM SEMI-DETACHED HOUSE on Winchmore Hill Road, N14. Offering 2126sqft of living space across three floors, this period property is comprised of four double bedrooms including en-suite to the master bedroom, family bathroom, two reception rooms, spacious kitchen/diner and downstairs WC. The house also benefits from a garage to the side of the property, off-street parking for a number of vehicles and a rear garden extending to approx 100ft in length. The house is ideally located for commuters with Southgate Underground Station (PICCADILLY) within walking distance providing direct links to central London with connections to Overground, Mainline & Thameslink services. The property is also within the catchment area of a number of sought after local schools including Walker & Grange Park Primary Schools as well as Ashmole Academy. The house is also within easy reach of the ever popular Grovelands Park offering a wide range of both social and leisure activities throughout the year. The property is also well placed for access to public transport with bus stops nearby with routes across the Borough. Also within easy reach of the house are a wide range of shopping and leisure amenities in central Southgate including M&S Foodstores and Southgate Leisure Centre. Viewing is highly recommended - to arrange a viewing, please get in touch with one of the team.

Property Information:

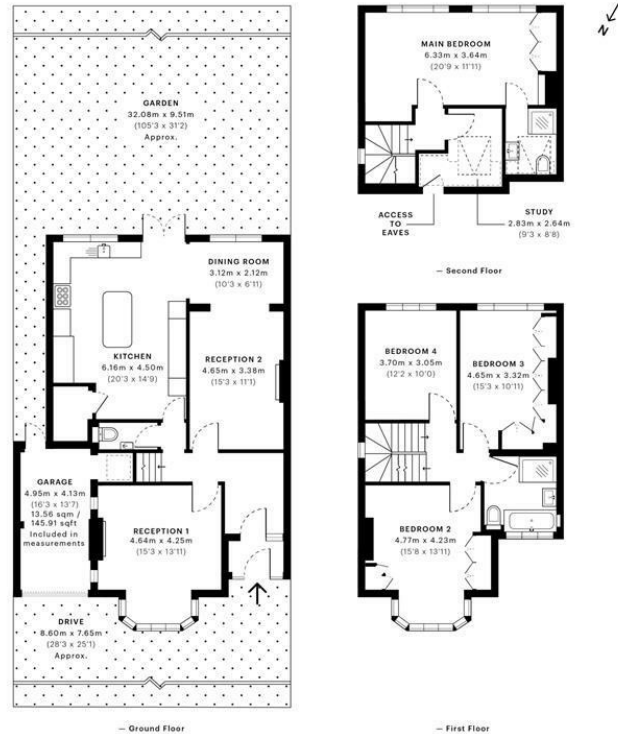
Tenure: Freehold

Local Authority: Enfield Borough

Council Tax: Band G (£3442.47 24/25)

EPC Rating: Current 69(C); Potential 81(B)

For more images of this property please visit havilands.co.uk



GROSS INTERNAL AREA (GIA)
The footprint of the property
197.54 sqm / 2126.30 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, external floor heights
178.35 sqm / 1919.74 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Unlit use area under 1.5m
3.01 sqm / 32.40 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA 38 RESIDENTIAL: 190.70 sqm / 2052.68 sqft
AREA 30 RESIDENTIAL: 180.99 sqm / 1948.16 sqft
APR ID: 60b60b73a00e500da75d110

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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